

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

SPECIAL MEETING MINUTES OF THE BOARD OF TRUSTEES

Weston Municipal Center Board Room
5500 Schofield Avenue, Weston, WI 54476

Wednesday, February 17, 2021, at 5:00 p.m.

1. **Special Board of Trustees Meeting called to order by President Maloney**
Maloney called the meeting to order at 6:00 p.m.
2. **Pledge Allegiance to the Flag**
3. **Roll Call by Clerk for Board of Trustees**

<u>Trustee</u>	<u>Present</u>
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	NO
Ziegler, Jon	YES

PUBLIC COMMENTS

No comments.

RESOLUTIONS

4. **Resolution 2021-004: Supporting WMCA Resolution 2021-1 requesting Clerks, their staff and poll workers be included in vaccination group 1B for the Covid-19 Vaccination**

Motion by Ermeling second by Fiene to approve Resolution 2021-004.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

NEW BUSINESS

5. **Acknowledge Plan Commission approval of the Site Plan for the building addition for From the Forest (FTF), 9004 Progress Way.**

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Motion by Ermeling second by Fiene to Acknowledge Plan Commission approval of the Site Plan for the building addition for From the Forest (FTF), 9004 Progress Way.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

- 6. Working session to discuss Village Board priorities for projects and policies to facilitate development**
- Presentation – Economic Development & Finance Overview (Greg Johnson, Ehlers)**
 - Discussion**

Greg Johnson gave an overview of the financial capacity of Tax Incremental Financing Districts and resources to be allocated to commercial/industrial or business park investment. He also gave an overview of funding mechanisms to pay for infrastructure. He pointed out that Tax Incremental District (TID) #1 collects increment until 2031. White asked about the increment coming back to all the taxing jurisdictions if the Village does not expend any money. Johnson said that is correct. White also asked about financing for the Weston Avenue corridor plan. Johnson said if the Village has a list of priority projects, they should start putting the cash to work. Why borrow if you do not have to. If there is not enough cash to fund all the projects, within the time frame, the Village could supplement that with some financing. Ermeling said she hopes staff is moving forward with the work on the Weston Avenue corridor plan. This is the time to do it, or the Village will never get it done. Maloney said the Village is moving forward with it. Higgins said there is an existing final draft of the project. Donner said it sounds like the Board wants to prioritize Weston Avenue and utilize the TIF capacity. He said staff can bring on an engineering firm to do some preliminary work, related to the Weston Avenue corridor, prior to the plan being adopted if the Board so chooses. White asked about a final plan amendment to TID #2. Johnson said the Village has the ability to do a project plan amendment, which would update the project costs. The Village can't add territory to TID #2 without first subtracting a significant amount of value for TID District #1. The Village can amend to take on more projects. The Village can't do a boundary amendment. Ermeling would like to see what could be done to make TID #2 look more attractive. There was a short discussion on using

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the funds for removal of homes within TID #2. Higgins said the project plan should be amended because it is from 2006. Donner said there is a developer interested in some lots that are located in TID #2. There was a short discussion on spending TIF funds for property or streets located a half mile from the TID boundary. It would have to benefit the TID. There was also a short discussion regarding the purchase of properties by the Village on Schofield Avenue. Higgins said the Schofield Avenue plan does show mixed uses. Johnson explained the process to do a project plan amendment. Johnson gave an overview of funding options. Donner said the Wheel Tax and Transportation utility are just funding options and it does not mean we need to do those things. He then talked about the net new construction and PILOT (payment in lieu of taxes) for the Water Utility. Chief Schulz asked about the possibility of doing a public safety referendum. Johnson explained how the levy limits work. There are more examples with each passing year of communities that are doing levy limit referendums. There are certain state statute requirements that need to be met. A levy limit referendum can be done either at a spring or fall election. Donner said it sounds like the Board's priority is to focus on the Weston Avenue Corridor in TID #1, complete the Schofield Avenue Corridor plan, and modify the project plan for TIF #2. Donner said staff has AECOM currently doing some preliminary work relative to the corridor plan. Staff could negotiate a contract with them and have them continue to work on a design, or the Village could go out for proposals. Donner said they are familiar with the project. Wodalski said AECOM was selected for the Crestwood Acres project. Donner said there is extra staff time that goes into putting RFP's together and then reviewing them. Maloney said since we recently selected them through an RFP process, he would support staying with them. The consensus of the Board was to stay with AECOM. Maloney does not feel we needed to formalize this.

MOVE TO CLOSED SESSION PER 19.85(1)(e)

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- **Amendments to Real Property Purchase Option and Land Sale and Development Agreement w/ From the Forest**
- **Terms of Tax Increment District PAYGO Agreement with Tommy Docks for purchase and development of land in Village Business Park**

Motion by Fiene second by Ziegler to move to Closed Session.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES

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Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

RECONVENE TO OPEN SESSION

Motion by Ermeling second by Fiene to reconvene to Open Session.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

POSSIBLE ACTION ON CLOSED SESSION ITEMS

- Amendments to Real Property Purchase Option and Land Sale and Development Agreement w/ From the Forest

Motion by Ziegler second by Ermeling to add language that states the parcel will not be subdivided through the duration of the right of first refusal, and if the bank agrees then the Village is willing to subordinate the Village's right to the right of first refusal to the bank.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

- Terms of Tax Increment District PAYGO Agreement with Tommy Docks for purchase and development of land in Village Business Park.
 - Proposed Resolution No. 2021-003 to provide Tax Increment Finance Assistance to Tommy Dock Products, LLC, for building and site improvements at 8608 Progress Way.

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Motion by Ermeling second by Ziegler to rescind the original motion relating to Tommy Docks from the February 15, 2021 Board of Trustees meeting.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

Motion by Ermeling second by Fiene to approve Resolution No. 2021-003 to provide Tax Increment Finance Assistance to Tommy Dock Products, LLC, for building and site improvements at 8608 Progress Way. Q/Ziegler said this will be in sequential order so that the Village knows all the discounts and where everything is.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES

REMARKS FROM TRUSTEES

No comments.

REMARKS FROM THE PRESIDENT

No comments.

FUTURE ITEMS

Next meeting date(s):

- March 15, 2021, Board of Trustees Regular Meeting at 6:00 p.m.
- April 19, 2021, Board of Trustees Regular Meeting at 6:00 p.m.

ADJOURN

Motion by Fiene second by Meinel to adjourn the meeting at 7:23 p.m.

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Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Ermeling, Barb	YES
Fiene, Nate	YES
Maloney, Mark	YES
Meinel, Steve	YES
White, Loren	YES
Xiong, Yee	-
Ziegler, Jon	YES